

MINUTES
Housing Authority of the Town of Darien
July 24, 2012 – 7:30 p.m.

A regular meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, July 24, 2012 in Room B-1 of the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Present were: Commissioners Jan Raymond, Jan Pierret and Allen Delaney, (Absent: Cynthia Ashburne, Joe Warren); John McClutchy, Todd McClutchy.

Minutes from the Regular Meeting of May 22, 2012 were approved on a motion by Allen Delaney.

The Paid Bills Reports for June and July 2012 for Allen-O'Neill Homes and Old Town Hall Houses were accepted as submitted on a motion by Allen Delaney.

Executive Director's Report: Jan Raymond gave the Executive Director's report in Kathryn Molgano's absence.

Relocation of Phase II AON Residents: DHA staff has begun relocation of the four Phase II households. To date, rentals have been secured for two of the households with the assistance of Frank Santorella. DHA has provided dumpsters & moving boxes to the residents upon request.

Old Town Hall Houses:

- The 2012/2013 Management Plans for OTHH that were submitted to CHFA in April were approved by CHFA.
- DHA purchased and installed three signs in the OTHH parking lot that read, "Unauthorized Vehicles Will Be Towed At Owner's Expense to Darien Auto Body (& phone number)". This will enable the housing authority to tow abandoned, inoperable or unauthorized vehicles from the property.
- Upgrades to the fire alarm system have been completed. Simplex Grinnell replaced 11 outdoor horn and strobe devices located on the exterior of the buildings with new weatherproof horn/strobe devices. These alarms and lights when activated identify the building having fire trouble. The contract price for this upgrade was \$3,969.
- Extensive repairs were needed to the sprinkler system. Dobson Turf & Irrigation replaced a total of 10 leaking or broken sprinkler heads. Total cost of spring activation and repairs came to \$1,220.

Jan Raymond handed out to the commissioners copies of a letter from our Co-Developer's attorney to DHA's Attorney. John McClutchy stated that the letter addresses a situation that the Co-Developer's have been uncomfortable with, and their attorney recommended that the matter be brought to the attention of the Housing Authority. Jan Raymond remarked that the matter will be turned over to DHA's attorney who will prepare a response.

Redevelopment Update:

John McClutchy reported that construction is on schedule. Sewer lines are being installed, 5 foundations are in the ground, and 2 buildings are being framed. All is on schedule and on budget.

Jan Raymond extended thanks to John McClutchy and all who were involved in the planning of the ground breaking ceremony that took place on July 16th, and commented that the ceremony was attended by state and local elected and appointed officials. There was also discussion of Citibank's role as investor to this project.

Todd McClutchy reported that the website is fully operational, and updates will be posted on a continuing basis. The website is www.theheightsdarien.com.

Allen-O'Neill Association: No Report

Senior Resident Association: No Report

Other: Jan Raymond recognized Pam Thompson, resident of Fairfield Avenue, who posed several questions to John McClutchy relating to fencing and the alleyway between the fencing, traffic concerns, and the size of the buildings. John McClutchy informed Ms. Thompson that the fencing is a requirement that was imposed by Planning & Zoning, and further explained that the chain link fence on top of the stone wall is governed by specific laws having to do with boundary walls. He also pointed out that the configuration of the fencing is indicated on the plans and specifications that have been available for public review in the Planning & Zoning office for the past four years. In regard to building sizes, these will not change. The plans were vetted in public, approved by Planning & Zoning, and on file in the P&Z office for public review for the past four years. In regard to traffic concerns, Jayme Stevenson stated that the Town will engage a traffic engineer to study traffic patterns affecting West Avenue, Noroton Avenue, Elm Street and the residual effects to Fairfield Avenue, but not until the project has come to fruition.

The meeting was adjourned to Executive Session at 8:25 p.m. on a motion by Allen Delaney.

The meeting was subsequently adjourned at 8:45 p.m. on a motion by Allen Delaney.

Respectfully submitted,

Jan Raymond
Vice Chairman